

# 3 Warriparinga Avenue, Craighburn Farm, SA 5051

NOAKES  
NICKOLAS

## Sold House

Monday, 14 August 2023

3 Warriparinga Avenue, Craighburn Farm, SA 5051

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 704 m2

Type: House



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**\$1,040,500**

Best offers by Friday the 18th of August by 12pm (Unless Sold Prior). Set on the curvaceous slopes of Craighburn Farm, this sparkling Torrens titled 2004 home by Medallion Homes offers generous living over a cleverly utilised 704m<sup>2</sup> allotment. Comprising of four bedrooms, two large living spaces, two bathrooms and well-integrated outdoor living, it's very easy to imagine settling the family in a home with this much room to move and grow. An impressive façade features a dramatic central portico that guides you via glass doors into the cavernous 3.9m entry, setting the tone for a home of grandeur. 2.7m ceilings carry throughout the rest of the home, while all bedrooms are carpeted. On the front of the home, the main bedroom suite includes large picture windows overlooking the garden, built-in robes, a walk-in robe and a large ensuite including a spa bath. An adjacent bedroom would serve well as a home office for smaller households, while two further bedrooms are fitted with mirrored built-in robes and share use of the contemporary full-tiled main bathroom, complete with a bath and handy separate toilet. The first lounge enjoys a glorious northerly orientation, with French doors to the paved entertaining area creating a natural flow and encouraging you to keep those doors open through spring and summer. Through to the open plan living, a gourmet kitchen incorporates quality stainless steel appliances including a gas cooktop and integrated microwave, with granite benchtops and display cabinetry creating a sleek space to cook up a storm while flowing effortlessly to the dining. Step down to the floating floors of the family room and enjoy another generous space to meet and relax, with great windows overlooking the verandah and garden beyond. Sumptuously designed and fabulously maintained, this wonderful home is ready and waiting for you in Craighburn Farm. Surrounded by reserves and parks, explore Sturt River Linear Park, McTaggart Reserve, Grand Boulevard's duck pond and playground, and Sturt Gorge Recreation Park. A short 4-minute drive to the heart of the Blackwood community, including the Blackwood Shopping Centre with Coles, Woolworths, Aldi, and the local Blackwood bakery and cafes at your leisure. Settle into this beautiful family home within the lush natural environment of the family friendly southern suburbs. More features to love:- Daikin 'Super Inverter' reverse cycle ducted A/C throughout- Double garage with panel lift doors and further off-street parking- Crown secure alarm system- Gas hot water system- Bill-reducing Macsolar 16 panel solar system- Tool shed and great side access- Rear access onto Ferguson Avenue- Zoned to Blackwood High, easy access to Blackwood and Hawthorndene Primary schools and within the catchment area for Blackwood Kindergarten- Easy access to public transport along Diosma Drive and Grand Boulevard- Just 1.8km to Blackwood shops, 6.7km to Westfield Marion, 9km to Seacliff Beach and 11.7km to the Adelaide CBD Land Size: 704sqm Frontage: TB Year Built: 2004 Title: Torrens Council: City of Mitcham Council Rates: \$2,376.90 PASA Water: \$239.21 PQES Levy: \$139.85 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.